148.0	0004	0011.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	895,800 /	895,800
					USE VALUE:	895,800 /	895,800
					ASSESSED:	895,800 /	895,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14	-16	QUINCY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRANFIELD ELEANOR A--ETAL
Owner 2:	DANYLIK MARY A
Owner 3:	
Street 1:	14 QUINCY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2456 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5492.000	486,500		409,300	895,800
Total Card	0.126	486,500		409,300	895,800
Total Parcel	0.126	486,500		409,300	895,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.81 | /Parcel: 364.81

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 97451

GIS Ref

GIS Ref

Insp Date 06/27/18

!11575!

PREVIOUS ASSESSMENT

Parcel ID: 148.0-0004-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	486,500	0	5,492.	409,300	895,800		Year end	12/23/2021
2021	104	FV	463,800	0	5,492.	409,300	873,100		Year End Roll	12/10/2020
2020	104	FV	463,900	0	5,492.	409,300	873,200	873,200	Year End Roll	12/18/2019
2019	104	FV	357,900	0	5,492.	409,300	767,200	767,200	Year End Roll	1/3/2019
2018	104	FV	357,900	0	5,492.	362,600	720,500	720,500	Year End Roll	12/20/2017
2017	104	FV	335,000	0	5,492.	304,100	639,100	639,100	Year End Roll	1/3/2017
2016	104	FV	335,000	0	5,492.	304,100	639,100	639,100	Year End	1/4/2016
2015	104	FV	297,300	0	5,492.	263,100	560,400	560,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:44:44

LAST REV

Date	Time
07/30/18	12:20:10
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11575

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17256-316		7/1/1986		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	HS	Hanne S
3/27/2009	Missed Appt.	189	PATRIOT
10/24/2008	Measured	163	PATRIOT
1/10/2000	Inspected	263	PATRIOT
11/30/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	97451
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5492		Sq. Ft.	Site		0	70.	1.06	8									409,332						409,300	

Total AC/HA: 0.12608 | Total SF/SM: 5492 | Parcel LUC: 104 Two Family | Prime NB Desc ARLINGTON | Total: 409,332 | Spl Credit | Total: 409,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08245468
Const Adj.:	0.98010004
Adj $ / SQ:	190.964
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	660984
Depreciation:	174500
Depreciated Total:	486484

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

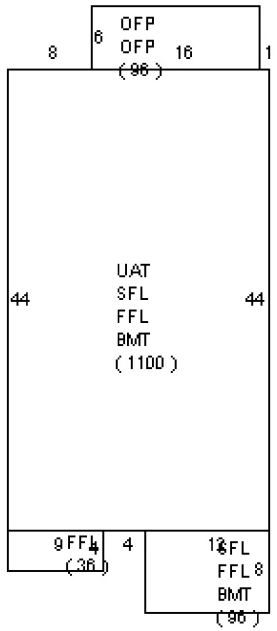
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	190.96
Special Features:	0	Val/Su Net:	118.92
Final Total:	486500	Val/Su SzAd	200.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,232	190.960	235,268
BMT	Basement	1,196	57.290	68,518
SFL	Second Floor	1,196	190.960	228,394
UAT	Upper Attic	275	82.110	22,582
OFP	Open Porch	192	24.590	4,722

Net Sketched Area:	4,091	Total:	559,484
Size Ad	2428	Gross Area	4916	FinArea	2456
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	10	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

148.0-0004-0011.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	